093.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,600 / 656,600
					USE VALUE:	656,600 / 656,600
					ASSESSED:	656,600 / 656,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DILLE BRETT S
Owner 2:	
Owner 3:	
Street 1:	107 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOULIAN RITA A -
Owner 2:	-
Street 1:	107 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,760 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1916, having primarily Wood Shingle Exterior and 2014 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5760.000	237,600	4,000	415,000	656,600
Total Card	0.132	237,600	4,000	415,000	656,600
Total Parcel	0.132	237,600	4,000	415,000	656,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.02 | /Parcel: 326.0

Legal Description

User Acct 60944

GIS Ref

GIS Ref

Insp Date 08/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 093.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,600	4000	5,760.	415,000	656,600	656,600	Year End Roll	12/18/2019
2019	101	FV	216,200	4000	5,760.	420,900	641,100	641,100	Year End Roll	1/3/2019
2018	101	FV	258,200	4000	5,760.	314,200	576,400	576,400	Year End Roll	12/20/2017
2017	101	FV	258,200	4000	5,760.	284,500	546,700	546,700	Year End Roll	1/3/2017
2016	101	FV	258,200	4000	5,760.	272,700	534,900	534,900	Year End	1/4/2016
2015	101	FV	243,300	4000	5,760.	231,200	478,500	478,500	Year End Roll	12/11/2014
2014	101	FV	243,300	4000	5,760.	219,300	466,600	466,600	Year End Roll	12/16/2013
2013	101	FV	243,300	4000	5,760.	208,700	456,000	456,000		12/13/2012

!7668!

PRINT

Date	Time
12/10/20	22:17:02

LAST REV

Date	Time
12/01/20	13:50:27
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7668

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOULIAN RITA A,	69821-476		8/24/2017		724,000	No	No		
	11821-231		4/15/1970		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2020	1358	Add Bath	12,150	C				
2/20/2018	178	New Wind	19,250	C				
12/4/2017	1607	Heat App	500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	Meas/Inspect	BS	Barbara S
2/12/2018	SQ Returned	MM	Mary M
3/24/2009	Meas/Inspect	163	PATRIOT
5/3/2000	Inspected	276	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	263	PATRIOT
8/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60944
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5760		Sq. Ft.	Site		0	70.	1.03	5									414,961						415,000	

Total AC/HA: 0.13223 | Total SF/SM: 5760 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 414,961 | Spl Credit | Total: 415,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.17135048
Const Adj.:	0.99000001
Adj $ / SQ:	104.367
Other Features:	62700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344296
Depreciation:	106732
Depreciated Total:	237564

COMMENTS

OF=EX SINK IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	1	HB					

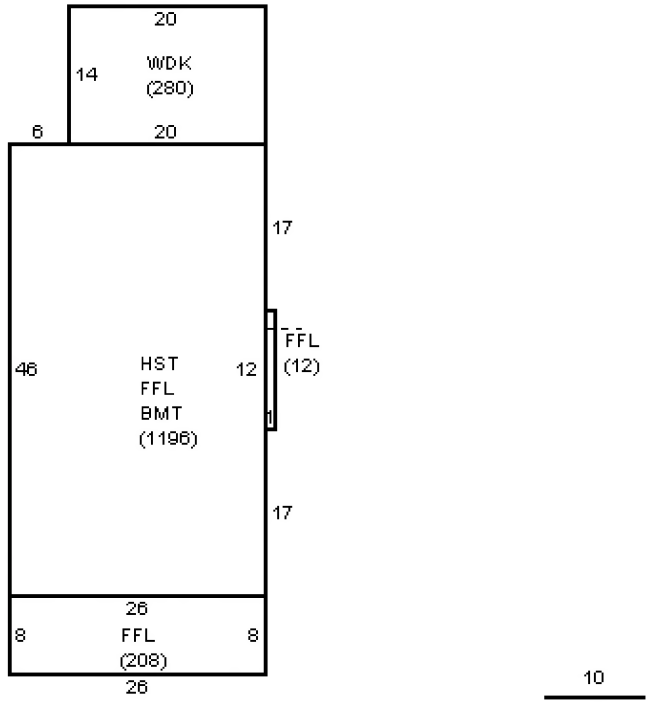
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	114.80
Special Features:	0	Val/Su Net:	68.08
Final Total:	237600	Val/Su SzAd	117.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,416	104.370	147,784
BMT	Basement	1,196	31.310	37,447
HST	Half Story	598	104.370	62,412
WDK	Deck	280	9.480	2,653

Net Sketched Area:	3,490			Total:	250,296
Size Ad	2014	Gross Are	4088	FinArea	2014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1916	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:	Total: 4,000

IMAGE

AssessPro Patriot Properties, Inc